

April 21, 2017

PROJECT NARRATIVE

1. Development objectives, proposal, and relationship to existing site and its uses

Block 19, per the Development Agreement, will have 135 residential units. The building will be 5 levels of type VA construction over 2 levels of type IA construction. The existing slope up from the west to the east provides two levels of below grade structured parking with townhouses and the lobby wrapping the garage at the west side. The corner of 10th Avenue NE and NE Falls Drive creates an urban edge which leads into the city. The lobby and the majority of the at grade townhouse entrances will be located along 10th Avenue NE. The lobby will be set back from the sidewalk to allow for a woonerf; which will include a porte cochere, and two future tenant spaces. A covered structure to be used for bicycle parking and repair, community gathering, and a dog rest area is provided along 10th Avenue NE to continue the set-to line. Parking garage entrances are located off of NE Falls Drive which is primarily a residential drive. The north and east are adjacent to natural features; a wetland past the north property line, and a WSDOT pond past the east property line. The pond features a walking trail, which connects to the existing sidewalk along NE Falls Drive. A new trail connector will be included on Block 19 to the north which will continue access across the site and connect to the sidewalk on 10th Ave NE into town. It will feature gathering areas and a visual connection to the pocket park across the street.

2. Briefly discuss those City standards or guidelines that the applicant thinks are most pertinent to the site and design of the project, and how the proposal implements and complies with.

This project will strive to meet Traditional Townscape Neighborhood goals which include proximity to public space, strong vertical elements, a set-to line where appropriate, outdoor living space, and garage entrances set back at the street. There will be street facing landscaping which includes more formal plantings and low hedges along townhouses, with complementary paving materials.

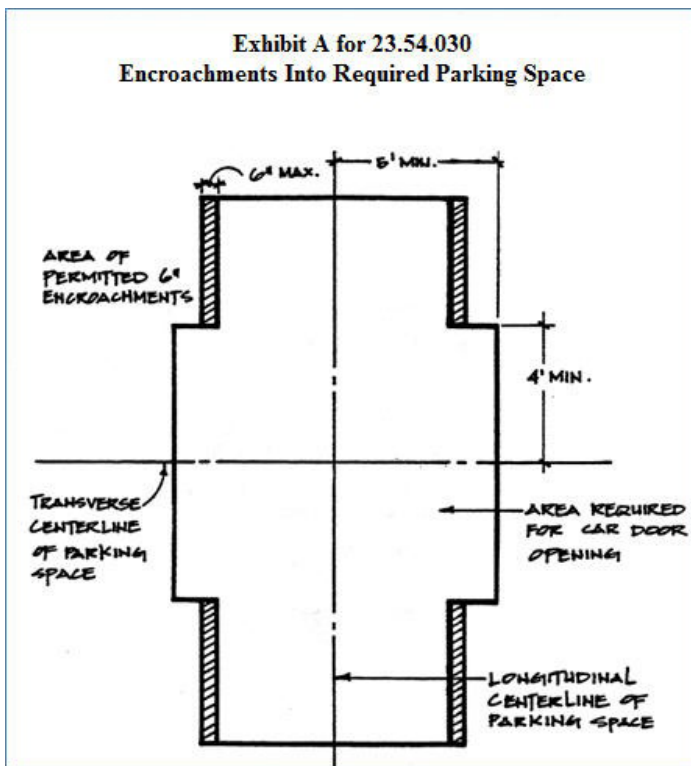
3. Discuss how the proposed design will address the City's Vision on Sustainable Development; and, indicate if you propose to certify the development as a green building.

Per Issaquah Highlands requirements the project will be designed as Built Green 4 Star Multifamily. Methods to make the building more energy efficient, including green roofs and solar panels will be included. Locally sourced materials and low toxicity materials will be incorporated throughout the design. The site is located within only five blocks of the Issaquah Highlands Park and Ride which will allow for opportunities to reduce car usage in the area. Both

indoor and outdoor bicycle parking will be provided on the site, with future electric parking located in the below grade parking structure.

4. Questions for the City of Issaquah staff to address.

A. The parking garage will contain concrete columns to support the concrete structure. In previous projects the columns have been allowed to encroach the parking spaces (as shown on our parking plans) as they are not in locations of concern when a car is parked and the doors are open. Please see the image below as an example of Seattle's land use allowance per SMC 23.54.030. Is this an acceptable practice for parking spaces in garages in Issaquah Highlands?



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Thursday, April 20, 2017

Landscape Narrative Block 19:

This project is located at Block 19 of Issaquah Highlands, an infill site that is currently a surface lot without any trees. The site is adjacent to the Tract ZR wetland to the north and adjacent to the Issaquah Highlands Tract QM stormwater detention pond to the east. The property lies at the northeast corner of the intersection of NE Falls Drive and 10th Ave NE.

The landscape design concept includes street level residential patios that will provide individual entries from the sidewalk and trail. The majority of the patios will be relatively flush with the street, and formal plantings will define and buffer the individual residence patios while allowing for visual connections to the street. All unit entry pathways and patios will be constructed of concrete or other pedestrian friendly materials per City of Issaquah requirements. One patio on the southwest corner is below the adjacent sidewalk elevation. Concrete (or other COI approved material) retaining walls will hold the grade and offer a visual buffer for these units. A short stair will provide access to this ground floor unit from the sidewalk. The walkway will be 3'-0" wide clear of hand rails.

Street trees, mail boxes and special paving will define the spill out areas created for building common spaces, and support lively streetscape activities. The planting design along the north, east, and south façade of the building will incorporate a mix of evergreen and deciduous vine, shrub, and tree planting to buffer retaining walls and create a comfortable pedestrian scale environment for residents and public users. Areas adjacent to the two parking garage entrances at NE Falls Drive will be landscaped with screening plantings. These driveways are 20'-0" wide with 2'-0" wings at curb cuts. An ADA Van accessible parking stall will be provided adjacent to the lobby and drop off area.

A bike shelter and bike workshop, dog area, and covered outdoor gathering area will bridge the street frontage and connects the trail at the northwest corner of the site with the sidewalk and main entry to the building. The existing utility vaults will be screened from the sidewalk with planting. A mounded play area at the north of the site is designed to encourage children's play and will help activate the north trial area. A 5'-0" wide stabilized gravel pedestrian pathway adjacent to the building set back line will provide pedestrian connections between the asphalt WSDOT pond trail to the east and the neighboring park to the west. This path will transition to an asphalt or concrete path within twenty feet of the ROW. Accessible connections will be provided from the elevated pool and courtyard area to grade level. Per the ASDP requirements, an asphalt path will link the gravel path and the accessible walkway to the WSDOT pond trail. An eight foot tall "vertical element" is shown at curb cuts (6 total), the exact design of that element is to be determined, as yet. Lighting shown is schematic/planning level only and exact location, spacing, fixtures will be determined in collaboration with an electrical engineer.

At the lobby, facing 10th Ave NE, a vehicular loading and turnaround area will be provided which includes two parking spaces, one of which will be a van accessible stall. A three foot high and deep hedge is required and shown between car spaces and the pedestrian areas. The area will be buffered from the public trail and the street connection on 10th Ave NE by a grove of trees, with native understory planting. The formalized "grove" (that references the adjacent forested riparian zone at the wetland) will separate the private patios from the street, the bike shelter and the trail. Planting at the shelter will be a mix of native understory consisting of low shrubs, ferns and/ or dogwoods

Street trees and additional planting provide visual buffering for this area from the street. There are significant existing infrastructural utilities behind the existing sidewalk, so tree are shown where it is possible to plant trees without impacting existing utility lines and vaults. In areas where trees cannot be located, architectural shrubs and grasses will be used to screen unsightly views.

A paved walkway will connect the lobby, residential units, and the gravel trail. The pedestrian and vehicular paved areas will be flush and pedestrians will be protected through the use of lit and unlit bollard. A change in paving for this area will indicate to both drivers and pedestrians where they can safely cross. This flush condition will allow for a free-flow of pedestrian movement without extensive curb cuts and warping of grades.

This planting design incorporates drought tolerant and native planting, as well as best practices for irrigation to comply with the water conservations standards for the Issaquah Highlands area and to meet the City of Issaquah's development standards for creating a multi-modal, pedestrian focused neighborhood. Three existing street trees will be removed due to conflicts with vehicular curb cuts required for lobby and garage access. The landscape design will employ a native, adaptive, and drought tolerant plant palette and will be formal and urban in character. The design will shift to a more informal character at the northeast and east of the site to transition to the WSDOT pond. Plant species in this transition area, along the trail, and at the northwest gathering area will utilize native species found in the adjacent wetland. Split rail fencing and wetland signage will be located at the building setback line.

On 10th Avenue, the existing planting areas will be extended along the curb, improving privacy at the residential units adjacent to the sidewalk. Existing street trees will be protected and a formal design utilizing primarily native plants and drought tolerant evergreen shrubs will provide a lush urban edge to the site, while protecting sight lines into and out of the building. Private patios will be buffered from the sidewalk and public spaces with ample screening planting; a combination of clipped hedges, paired trees and low, evergreen and native planting will provide a lush, green ground plane beside private concrete decks

Generous courtyard and rooftop amenity spaces will provide outdoor common areas for residents use; these spaces will vary in size and function to incorporate the needs of residents and their guests. Included are barbeque areas, dining and lounging spaces, opportunities for play, and a swimming pool. Private patios organized around the courtyard and will be defined with planting and screening between units and the public zone. The courtyard will be a mosaic of public and private indoor-outdoor spaces. A covered amenity space adjacent to the pool will extend the usability of this courtyard through the seasons and in all weather conditions.